

**REVISED NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR THE MONTEREY HIGHWAY SOCCER COMPLEX
(SCH # 2005112023)**

APPLICANT: City of San Jose
FILE NO.: GP05-02-03 and PP05-093
APNs: 725-01-023

The City of San Jose is in the process of preparing an Environmental Impact Report (EIR) for a 15-field soccer complex project. The project description, location, and probable environmental effects that will be analyzed in the project's EIR are noted below.

The City welcomes your participation and comments regarding the scope and content of the information in the EIR document. Under state law, the deadline for submitting a response to this notice is 30 days after receipt of this notice. However, we would appreciate an earlier response, if possible. Please direct any comments or questions to:

City of San Jose Planning Division, Attn.: Janis Moore
200 E. Santa Clara Street, 3rd Floor, Tower
San Jose, CA 95113

Phone: (408) 535-7815, e-mail: janis.moore@sanjoseca.gov

Please note:

- This notice is intended to provide early notification that an EIR is in the process of being prepared for a public project. This notice is not the EIR for the project. The draft EIR for the project will be circulated for a 45-day public review and comment period when it becomes available (anticipated timeframe: June, 2007). A separate Notice of Availability for the draft EIR will be mailed to the project vicinity, published in the newspaper, and posted on the City's web site [sanjoseca.gov/planning/eir/eir.htm] when the draft EIR becomes available.

Joseph Horwedel, Director, Planning, Building and Code Enforcement

Deputy

Date: _____

***Project location, description, and anticipated environmental impacts:

Project Location: The proposed Monterey Highway Soccer Complex will be located on a 72.7-acre, City-owned parcel, with proposed access to the project site from both Monterey Road and Burnett Road through the adjacent Ann Sobrato High School property. This project site is located on the east side of Monterey Road, west of Highway 101 and north of the municipal boundary of the City of Morgan Hill, within the South Coyote Valley Greenbelt (Greenbelt).

Project Description: The project proposes a San Jose 2020 General Plan amendment as well as a public project to construct a soccer complex further described below:

Proposed General Plan Amendment (File No. GP05-02-03: The project proposes to change the San Jose 2020 General Plan Land Use/Transportation Diagram (General Plan) designation from *Agriculture with Coyote Greenbelt overlay* to *Public Park/Open Space with Coyote Greenbelt overlay* on the 72.7-acre site in order to allow for the development of an active recreation park by the City of San Jose. The Coyote Greenbelt overlay designation is described in the City's General Plan as an overlay designation that "...depicts the area in the Coyote Valley proposed as a permanent, non-urban buffer between San José and Morgan Hill. Allowed land uses and development standards in this area should be consistent with the base land use designations (Agriculture) covered by the overlay." Typically, no uses or structures are allowed which would require urban services, such as sanitary sewer or urban street improvements. The site is located outside the City of San Jose Urban Growth Boundary and Urban Service Area as these are depicted on the City's General Plan.

The General Plan stipulates that the *Public Park/Open Space* designation be applied only to those lands owned by public agencies or programmed for acquisition, although facilities and activities developed and operated wholly or partially by concessionaires and other private entities are also considered appropriate under this designation. Land uses would be devoted to open space and recreational uses for the most part, although some site improvements, such as restrooms, playgrounds, educational/visitor's centers and parking areas are an inherent component of properties with this land use designation.

Current Zoning: The current zoning designation of the site is A Agriculture with the area fronting along Monterey Road zoned R-1-5. Rezoning of the subject property would not be required for the City to develop an active recreational use on the site.

Proposed Soccer Playfields Public Project (File No. PP05-093): The project proposes the construction of a sports field complex containing up to 15 soccer fields, parking, concession facilities, restroom facilities, a maintenance yard and other ancillary facilities. This project is an increase from an 8 soccer field project that was under consideration in 2005. An entry building, tournament offices and storage facilities would be housed in modular buildings on the site. All of the ancillary facilities would be considered temporary and would not require the installation or development of building foundations. The project, by proposing no permanent structures or expanded infrastructure improvements would be consistent with the provision of the General Plan's Urban Growth Boundary that recognizes the physical, location, and service limitations of the designated South Coyote Valley Greenbelt area. Existing detention basins located on the site and serving the adjacent Ann Sobrato High School would remain.

Monterey Highway would provide the primary access point to the playfields, although access would also be from Burnett Road through the Ann Sobrato High School site. No major road construction would be carried out, although substantial landscaping would be added along Monterey Highway as well as the main entry driveway, which would stretch along the southwestern edge of the soccer complex along Monterey Road.

The main parking areas for the project would be located in the southwestern portion of the site as well as along the north and northeastern edge of the complex. Up to 846 parking spaces would be accommodated on site, with 277 overflow parking spaces to be provided on the adjacent Ann Sobrato High School property. The total number of proposed parking spaces available at full build out would be 1123 spaces, including the 277 overflow spaces.

Parking lots would be built using permeable paving materials consisting of gravel, crushed granite or similar rock materials within a structural framework of plastic hexagon or circular-shaped cells, and would provide sufficient structural strength to support vehicles, including emergency vehicles such as fire trucks. Driveways and paths would also be built using permeable paving materials. Footpaths would be constructed throughout the site to provide pedestrian access from field to field and from parking areas to fields. Additional footpaths would be provided to allow pedestrian access to and from the site. All playfields would be ADA accessible. Existing driveways and aprons will remain.

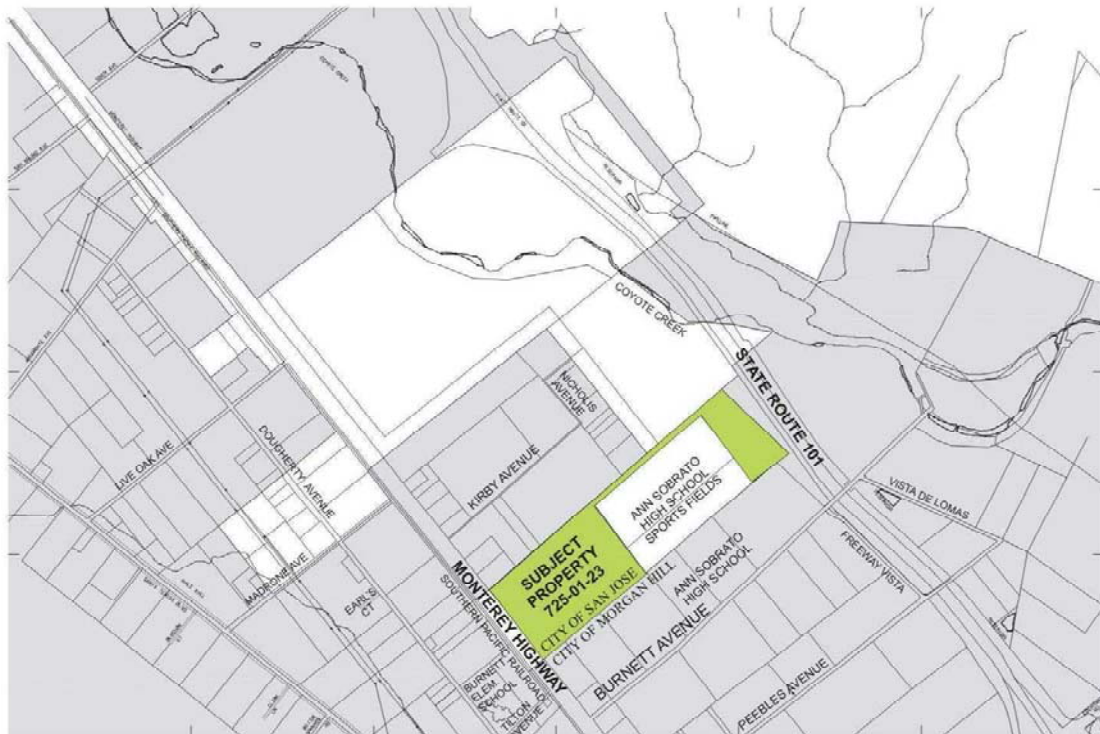
The proposed project would make portable concession trailers and restrooms available in the center of the complex. Entry building, tournament offices and storage facilities would be housed in modular buildings. All of the ancillary facilities would be considered temporary and would not require the installation or development of building foundations.

Soccer fields would be planted in turf grass and irrigated. Areas between fields would be hydro-seeded with erosion control grasses, or would remain as native vegetation and would not be irrigated. Existing vegetation would be augmented with similar species, selected for suitability for the site, and would be irrigated with subsurface automatic bubblers.

Anticipated Environmental Effects of the Project: The EIR will describe the existing environmental conditions on the project site and will identify the proposed project's potential impacts on the following environmental subject areas:

- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Hazardous materials
- Hydrology and water quality
- Noise and vibration
- Transportation (traffic)
- Land Use
- Visual and Aesthetics
- Utilities and services
- Energy
- Availability of public facilities and services
- Alternatives to the project
- Cumulative impacts
- Growth-inducing impacts
- Significant unavoidable impacts
- Significant irreversible environmental changes

Additional subjects may be added at a later date as new information comes to light. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures that may make it possible to avoid or reduce an impact's significance.



Vicinity Map